



# Request for Decision

## Short Term Rental Temporary Use Permit

File No: STR 30-26  
Date: April 29, 2026

- Subject:** STR TUP No. 30-26 (Panorama / Kadylo)
- Applicant:** Morris Kadylo
- Agent:** Aisling Baile
- Location:** #2 - 1886 Greywolf Drive, Panorama
- Legal:** Strata Lot 2, District Lot 16948, Kootenay District, Strata Plan NES2149 (PID: 024-543-306)
- Proposal:** Short-Term Rental for a maximum occupancy of fifteen (15) guests.
- Options:**
1. THAT Short Term Rental Temporary Use Permit No. STR 30-26 (Panorama / Kadylo) be granted.
  2. THAT Short Term Rental Temporary Use Permit No. STR 30-26 (Panorama / Kadylo) be refused.
  3. THAT Short Term Rental Temporary Use Permit No. STR 30-26 (Panorama / Kadylo) be granted for a maximum occupancy of 15 guests with the following additional permit conditions:
    - 1) On-street parking by guests is prohibited.
    - 2) Eight off-street parking spaces must be provided to guests.
  4. THAT Short Term Rental Temporary Use Permit No. STR 30-26 (Panorama / Kadylo) be granted for a maximum occupancy of 10 guests with the following additional permit conditions:
    - 1) On-street parking by guests is prohibited.
    - 2) Five off-street parking spaces must be provided to guests.

**Recommendation: Option 4**

The STR application generally meets the STR Temporary Use Policy, except for the requested guest occupancy of 15 guests. Based on concerns expressed by neighbours, the reported history of disturbance to neighbours by past STR guests, the parking capacity of the parcel, and the potential for increased noise, an occupancy limit of 10 guests and five off-street parking spaces would align with the RDEK STR TUP Policy and be more appropriate with the surrounding residential context.

**Property Information:** **OCP Designation:** R-SF, Residential Low Density - includes single family dwellings, duplexes and zoning that supports secondary suites.

**OCP Policy:** Short Term Rentals

- The current zoning regulations do not include a zone to recognize the short term rental of single family dwellings or secondary suites within

**Property Information - cont'd:**

single family dwellings. The RDEK undertaking a stand-alone public planning process to establish regulations and associated enforcement options pertaining to use of residentially zoned parcels for short-term commercial accommodation is supported. At such time as a process is undertaken, stakeholders from within the plan area should be consulted to ensure that the experience from this community is considered in determining future direction of RDEK regulations and policy related to short-term commercial accommodations.

- The continued use of existing multiple family dwelling units for short term commercial accommodation within the Resort Core is supported.

**Zone Designation:** R-1(D), Single Family Residential (Resort)

**Parcel Area:** 0.131 ha (0.324 ac)

**ALR Status:** Not within ALR

**Type of Dwelling Unit:** Principal dwelling unit

**STR Policy Mandatory Criteria:**

**Off-Street Parking:**

Required spaces: 5 (for up to 10 guests)

Proposed spaces: 8

**Occupancy Limit:**

Maximum permitted under delegation authority: 10 guests

Proposed occupancy maximum: 15 guests

Proposed bedroom count: 5 bedrooms

**Additional Information:**

- Outdoor amenities include a hot tub.
- Nuisance behaviour mitigation proposed by the applicant states there is a 24/7 guest service team and noise monitoring systems inside the property as well as outside which alert the property management company if noise is above normal levels.
- The submitted floor and fire safety plan provided with the application provide sufficient details to assess safety measures in place for the dwelling unit.
- The property is situated on Greywolf Golf Course and does not have neighbouring properties to the rear. However, due to the large dwelling size of the homes in the immediate surrounding area, noise has limited buffering from adjacent neighbouring properties.

**Permit Conditions:**

- The requested maximum occupancy for the short-term rental is 15 guests at any given time.

**Permit  
Conditions -  
cont'd:**

- Only the principal dwelling may be used for the accommodation of short-term rental guests in accordance with the plans submitted in support of the application.
- The fire safety plan submitted in support of the application must be posted within the dwelling unit in a highly visible location that is accessible to all guests.
- Contact information for the responsible person identified by the applicant must be posted within the dwelling unit in a highly visible location that is accessible to all guests.
- All neighbours within 100 m of the property must be provided contact information for the responsible person identified by the applicant.
- If approved at a higher occupancy, the proposed parking spaces would be subject to review to confirm size and location per zoning bylaw requirements. Preliminary staff review finds that up to a maximum of eight spaces would meet zoning size requirements., but due to the curved driveway configuration may limit the practical number of usable off-street parking spaces on the parcel.
- Additional security requirements (per section 496 of the *Local Government Act*): None recommended.

**Consultation:**

**Response(s) to Notice:**

Twenty-six (26) notices were mailed on April 2, 2026, to all property owners within 100 m. The notice was published in the Columbia Valley Pioneer on April 23, 2026.

Four (4) letters have been received, all of which are not in support of the proposal (attached).

**Documents  
Attached:**

- Permit
- Location Map
- Issued STRs Map
- Responses to Notice

**RDEK Contact:**

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